

SUBDIVISION COMMITTEE
Regular Meeting -- November 30, 1964

PRELIMINARY PLANS

C8-64-65 Garza Place
Brodie Lane and Camino Largo

The staff reviewed the following summary of departmental comments:

1. Water and Sewer - Water available from Water District No. 9. Sanitary sewer not available.
2. Electric and Telephone Co. - Street build on Ben Garza Place and Padres Lugar. Rear build on Blocks A, B and C. Additional easements required.
3. Storm Sewer - Additional drainage easements required.
4. Public Works - Recommend name change on east portion of Ben Garza Place. Show tie across Brody Lane to subdivision corner, property corner, or fence.

Planning Department comments were reviewed as follows:

1. Change name of one portion of Ben Garza Place from offset at Padres Lugar.
2. Full right-of-way for all streets required with platting or abutting lots. (No half-streets can be approved.)
3. Street name required for proposed loop. The proposed loop is a primary thoroughfare running through the property.
4. Compliance with department reports.
5. Recommend approval subject to above conditions except for the portion of the plan south of Camino Largo and west of the proposed loop. A 30 to 40 foot drainage easement will be needed through this area. Drainage costs or modification of plans will need to be worked out with the developer.

Mr. Garza, developer, stated until the drainage problems are settled, they would prefer the portion of the plan south of Camino Largo and west of the proposed loop be postponed. Mr. Harry Williams, an adjoining owner east of the proposed loop, stated he had no objection to the plan as the proposed loop has a smooth curve through his property.

The Committee then

VOTED: To APPROVE the preliminary plan of GARZA PLACE subject to compliance with departmental requirements except for the portion of the plan south of Camino Largo and west of the proposed loop.

C8-64-61 North Ridge Terrace, Section 6
Burnet Lane and Justin Lane

The staff reported the developer is requesting postponement of the plan or disapproval pending the determination of the alignment on Justin Lane. This matter has been studied but no final agreement has been reached. The staff recommended the plan be disapproved pending the determination of the right-of-way on Justin Lane. The Committee therefore

VOTED: To DISAPPROVE the preliminary plan of NORTH RIDGE TERRACE, Section 6, pending the determination of the right-of-way on Justin Lane.

SHORT FORMS - FILED

C8s-64-145 Resub. Lot 8, Part of Lot 7, Block 78, Original City of Austin
Rio Grande at West 8th Street

The staff reported that reports have not been received from several departments but the Building Inspector advises an existing accessory building on proposed Lot 7A will be right on the newly created lot line. It was explained when the lots were split originally, they faced on West 8th Street. They now face on Rio Grande Street and an accessory building is setting over the property line. Since the owners have not been contacted regarding their plans for moving this building, the staff recommended the plat be accepted for filing only at this time. The Committee therefore

VOTED: To ACCEPT the plat of Resub. Lot 8, Part of Lot 7, Block 78, Original City of Austin, for filing.

SHORT FORMS - CONSIDERED

C8s-64-146 Second Resub. of South Congress Square
South Congress at East Oltorf

The staff recommended this plat be disapproved pending the required fiscal arrangements and recommended additional right-of-way of approximately 20 feet on Oltorf Street and 10 feet on South Congress with 25 foot setbacks required to conform to the Master Plan for primary thoroughfares. The development of the immediate area was reviewed and concern expressed for the widening of Oltorf Street and South Congress to comply with the requirements.

Mr. Nolan Purser of Bryant Currington, Inc., engineers for the developer, stated the site was to be used for a Goodyear Store.

Mr. Stevens requested this plan be postponed until a more realistic alignment which adhered to the Master Plan could be determined.

Mr. Jackson noted that part of the property on the east side of Congress Avenue has already been subdivided and there would be no control of this right-of-way. Mr. Stevens advised there is concern for compliance with the Master Plan requirements in order to have adequate circulation to the Interregional Highway. After further discussion, the Committee

VOTED: To DISAPPROVE the short form plat of RESUBDIVISION OF SOUTH CONGRESS SQUARE subject to completion of the required fiscal arrangements and determination of adequate right-of-way for Oltorf and South Congress Streets.

C8s-64-147 Delwood Terrace, Sec. 1, Resub. Lots 9-11, Block B
Belmoor Drive

The staff reported the tracing of this plat had not been returned and recommended the plat be rejected for filing. The Committee therefore

VOTED: To REJECT for filing the short form plat of DELWOOD TERRACE, Section 1, Resub. Lots 9-11, Block B, subject to the return of the tracing.

Subdivision Committee -- Austin, Texas

Reg. Mtg. 11-30-64 3

C8s-64-154 Swisher Addition, Resub. Portion Lots 4-9, Block 25, Rev.
East Annie and Brackenridge Street

The staff recommended this plat be disapproved subject to completion of departmental reports. The Committee therefore

VOTED: To DISAPPROVE the plat of SWISHER ADDITION, Resub. Portion Lots 4-9, Block 25, Rev., subject to completion of departmental reports.

C8s-64-148 Broad Acres Addn., Resub. Part of Lot 11, Block 12
Joe Sayer's Avenue north of Houston Street

The staff advised that the subject lot is proposed to be split into two tracts. The street is only 40 feet wide at this point and the subdivider is dedicating 5 feet for additional right-of-way, which will bring the right-of-way to 45 feet across the front of the property. It was recommended the variance from the 50 foot requirement be granted as the owner is providing the five feet dedication for widening. The Committee therefore

VOTED: To APPROVE the short form plat of BROAD ACRES ADDITION, Resub. of Part of Lot 11, Block 12, granting a variance on the width of Joe Sayers Avenue.

ADMINISTRATIVE APPROVAL

The staff reported that two plats had received administrative approval under the Commission's rules. The Committee therefore

VOTED: To ACCEPT the staff report and to record in the minutes of this meeting the administrative approval of the following subdivisions:

C8s-64-122 Lucille Cameron Subdivision

Davis Lane and County Road

C8s-64-134 Preswick Hills, Resub. Lots 10-17, Block F

Cordell Lane at Claymoor